

FINAL SUBDIVISION PLAT

- Application form and fees
- (5) 24" x 36" copies / (1) 11" x 17" reduced copy
- (3) copies of the certified engineering drawings drawn to an acceptable scale
- Subdivision name prominently printed at the top of the plat.
- Names, addresses and phone numbers of the applicant, engineer and surveyor
- Vicinity map showing the general location of the subdivision
- Date, scale, north arrow, accurate and complete survey acceptable to Engineering Dept.
- Accurately drawn subdivision boundary showing proper bearings and dimensions properly tied to public survey monuments and drawn slightly bolder than lot and street lines
- All survey and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves. All property corners and monuments within the subdivision shall show the calculated SLCo. coordinates and State plane coordinates. Lot and bound ary closure shall be calculated to the nearest one hundredth of a foot. All lots, blocks and parcels offered for dedication for any purpose delineated and designated with dimensions, boundaries and courses clearly shown and defined in every case, the square footage of each lot & Parcels offered for dedication other than for streets or ease ments clearly designated on the plat
- Sufficient linear, angular and curved data shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof (NO DITTO MARKS)
- Right-of-way lines of each street and the width of any portion being dedicated and widths of any existing dedications
- Widths and locations of adjacent streets and other public properties within 50 feet of the subdivision shown with dotted lines
- If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of non-conformity of such existing streets shall be accurately shown
- All lots and blocks numbered consecutively under a definite system approved by the Planning Commission
- Numbering shall continue consecutive throughout the subdivision with no omissions or duplications.
- All streets within the subdivision numbered (named streets shall also be numbered) in accordance with, and in conformity with, the adopted street numbering system adopted by the City
- All proposed street names approved by Salt Lake County and the developer shall submit evidence of such approval
- Each lot shall show the street addresses assigned thereto and shall be according to the standard addressing methods approved by the City
- Side lines of all easements shown by fine dashed lines
- Widths of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown
- All easements clearly labeled and identified
- All fully and clearly shown stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site.
- Any monument or benchmark that is disturbed or destroyed before acceptance of all improvements replaced by the developer under the direction of the City Engineer

Required monuments shall be shown on the final plat:

- The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties;
- All right-of-way monuments at angle points and intersections as approved by Engineering.
- The name of the surveyor, together with the date of the survey, the scale of the map and number of sheets
- The following certificates, acknowledgements and descriptions shall appear on the title sheet of the final plat, and such certificates may be combined where appropriate:
- Registered land surveyor's "Certificate of Survey";
- Owner's dedication certificate;
- Notary public's acknowledgement for each signature on the plat;

SAMPLE FINAL SUBDIVISION PLAN BY SOUTH JORDAN CITY

SUBDIVISION

Located in the Northwest Quarter of the Northwest Quarter of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, State of Utah.

GRAPHIC SCALE

1" = 100' ±

CURVE TABLE

Station	Chord	Angle	Radius	Area
1+00.00	100.00	90.00	100.00	7853.98
1+10.00	100.00	90.00	100.00	7853.98
1+20.00	100.00	90.00	100.00	7853.98
1+30.00	100.00	90.00	100.00	7853.98
1+40.00	100.00	90.00	100.00	7853.98
1+50.00	100.00	90.00	100.00	7853.98
1+60.00	100.00	90.00	100.00	7853.98
1+70.00	100.00	90.00	100.00	7853.98
1+80.00	100.00	90.00	100.00	7853.98
1+90.00	100.00	90.00	100.00	7853.98
2+00.00	100.00	90.00	100.00	7853.98

LINE TABLE

Station	Chord	Angle	Radius	Area
1+00.00	100.00	90.00	100.00	7853.98
1+10.00	100.00	90.00	100.00	7853.98
1+20.00	100.00	90.00	100.00	7853.98
1+30.00	100.00	90.00	100.00	7853.98
1+40.00	100.00	90.00	100.00	7853.98
1+50.00	100.00	90.00	100.00	7853.98
1+60.00	100.00	90.00	100.00	7853.98
1+70.00	100.00	90.00	100.00	7853.98
1+80.00	100.00	90.00	100.00	7853.98
1+90.00	100.00	90.00	100.00	7853.98
2+00.00	100.00	90.00	100.00	7853.98

SURVEYOR'S CERTIFICATE

I, Russell D. Hill, do hereby certify that I am a Registered Land Surveyor, and that I have surveyed the above described tract of land, and that the same has been correctly surveyed and placed on the ground in accordance with the survey data furnished to me by the owner. I have made a survey of this tract of land shown on this plat and described below, and have subdivided said tract of land into lots and parcels, hereinafter to be known as:

SUBDIVISION

and that same has been correctly surveyed and placed on the ground in accordance with the survey data furnished to me by the owner. I have made a survey of this tract of land shown on this plat and described below, and have subdivided said tract of land into lots and parcels, hereinafter to be known as:

BOUNDARY DESCRIPTION

Beginning at a point, said point being on the corner line of 8400 South Street, being 1407562274' a distance of 233.00 feet along the street centerline from the North quarter corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 89°45'22" E, a distance of 342.68 feet; thence S 14°10'03" W, a distance of 454.19 feet to the East line of the Redwood 5 Subdivision (Phase 2); thence along said East line N 50°15'27" W, a distance of 340.59 feet to the corner line of said 8400 South Street; thence along said South line S 89°45'22" E, a distance of 454.19 feet to the POINT OF BEGINNING, containing 151,833.18 square feet or 3.5732 acres, more or less.

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and parcels as hereinafter shown as the:

KELSEA KOVE SUBDIVISION

do hereby declare for perpetual use of the public all portions of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____

At _____ County of Salt Lake State of Utah

On the _____ day of _____, 20____, personally appeared between me, the undersigned Surveyor, and the said County of Salt Lake to said State of Utah, the signers(s) of the above Owner's Dedication, _____ in person, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires _____

Notary Public _____

Residing in _____ County

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE }

On the _____ day of _____, 20____, personally appeared between me, the undersigned Surveyor, and the said County of Salt Lake to said State of Utah, the signers(s) of the above Owner's Dedication, _____ in person, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires _____

Notary Public _____

Residing in _____ County

SUBDIVISION

Located in the Northwest Quarter of the Northwest Quarter of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, State of Utah.

Client Address:

Eagle Pointe
9450 South Redwood Rd.
South Jordan, Utah
(801) 253-8950

Subdivision Address:

9400 South Redwood Rd.
South Jordan, Utah
Tel: 801-271-1012-1027, 1028, 1012

APPROVED

Approved This _____ day of _____, 20____.

City of South Jordan

City Engineer

City Recorder

City Clerk

City Treasurer

City Attorney

City Auditor

City Planner

City Public Works

City Police

City Fire

City Health

City Social Services

City Parks and Recreation

City Library

City Housing

City Transportation

City Utilities

City Information Technology

City Communications

City Community Development

City Economic Development

City Environmental Services

City Facilities Management

City Financial Services

City Human Resources

City Information Management

City Legal Services

City Maintenance

City Operations

City Planning

City Public Safety

City Real Estate

City Research and Analysis

City Safety

City Security

City Social Services

City Special Services

City Support Services

City Training and Development

City Transportation

City Utilities

City Information Technology

City Communications

City Community Development

City Economic Development

City Environmental Services

City Facilities Management

City Financial Services

City Human Resources

City Information Management

City Legal Services

City Maintenance

City Operations

City Planning

City Public Safety

City Real Estate

City Research and Analysis

City Safety

City Security

City Social Services

City Special Services

City Support Services

City Training and Development

For more information contact the
Community Development Department
at (801) 254-3742.



- A correct metes and bounds description of all property included within the subdivision;
- Plats shall contain blocks for signature of the Planning Commission, SLCo. Sewerage Improvement District #1, SLCo. Flood Control, SLCo. Health Department, City Engineer & Attorney, City Council (a signature line for the Mayor and an attestation by the City Recorder). A block for the SLCo. Recorder shall be provided in the lower right corner of the final plat;
- Signature lines for telephone, gas, electricity and cable companies
- Such other affidavits, certificates, acknowledgements, endorsements and notarial seals as are required by law, by this Title, or by the City Attorney
- Current title report reviewed by the City Attorney
- The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the final plat in the form prescribed by the City's Subdivision Standards and Specifications
- When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the developer shall submit, with the final plat, the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas;
- Other information such as the location of jurisdictional boundary lines (FEMA, U.S. Army Corps of Engineers, SLCo. Flood Control, etc.), street lights, fire hydrants, adjoining lot lines or property owners, fencing notes or any other special notes or requirements as deemed necessary by the Community Development, the City Engineer or Attorney. *E11.16.030*
- Developer shall note on the final plat(s) for the subdivision those public right-of-way areas, including public park strips, for which the adjoining owners shall have responsibility for landscape improvements and maintenance.
- (5) 24" x 36" copies of corrected mylar drawing, (1) 11" x 17" reduced copy of corrected mylar drawing
- (3) copies of the corrected certified engineering drawings
- 24" x 36" mylar drawing of the corrected final plat with the signatures of the owners, utility companies, sewer district, SLCo., City Engineer and Attorney and all required acknowledgements

PARKING & ACCESS

- Traffic study required? Access to a public street provided, correct right-of-way width and alignment, accesses perpendicular to street, accesses aligned across the street, cross access provide, cross access and parking agreement recorded & shared driveway provided.
- Double frontage lots only accessed from neighborhood street
- Max. one access per 300' frontage
- Min. access and/or street separation on collector-100'
- Min. access separation on neighborhood street-20'
- Min. access and street separation on neighborhood street-30'
- Min. access width, 2-way, 2-lane-24' / Max. access width, 2-way, 2-lane-30' / Min. access width, 1-way, 1-lane-12', Max. access width, 1-way, 1-lane-15'
- Max. access width with minimum 4' wide landscaped median, 40'
- Min. access width, single family residence-12' / Max. access width, single family residence-30'
- 2-way driveway min. 24' / 1-way driveway min. 12' (posted 1-way)
- Loading areas properly located, sized, screened
- Drive-up window on street side only if 4 conditions are met
- Pedestrian access defined and transit accommodations
- Min. 6' sidewalks if by single parking row & Min. 8' sidewalks if between double parking row
- UTA consulted for >5 acre commercial development
- UTA consulted for >100 dwelling unit development
- Street dedicated / Cash paid if street improvements deferred
- Sufficient parking stalls provided/Parking stall min. dimensions- 9' x 20', Single row stall dimensions adjacent to 6' planter or side walk- 9' x 18', Double row stall dimensions adjacent to 8' planter or sidewalk- 9' x 18'
- Disabled stall dimensions- 9' x 20' + 5' aisle on both sides
- Parallel stall dimensions- 9' x 26'
- Diagonal stall dimensions- same as perpendicular
- Lighting plan with no glare spillage on adjacent res. or ag. properties
- Parking stalls are within 400' radius of use